

PL ANNING BOARD MINUTES

February 21, 2007

Board members present:

Art Weber, Chairman Ron Wolanski, Town Planner

John Tucker, Vice Chairman Frank Holbrook, Town Solicitor

Richard Adams

Audrey Rearick

Frank Forgue

Members absent:

Jan Eckhart

Betty Jane Owen

The meeting was called to order at 6:30 pm.

Minutes

The minutes of the January 10, 2007 regular meeting were reviewed.

Motion by Mr. Tucker, seconded by Mr. Adams to approve the minutes as presented. Vote: 5-0-0

The election of Planning Board officers for 2007 was continued to the March 14, 2007 meeting.

Old Business

The Board combined the discussion of the Lewis subdivision and the Gallipeau concept plan.

1. Public Hearing (continued) - George P. Lewis, Proposed 5-lot minor subdivision & extension of Trout Dr., Plat 125, Lot 935, Preliminary Plan

2. Peter Gallipeau, Saltwood Farm Subdivision, Request for review of the conditions of approval of the Saltwood Farm Subdivision. & discussion of concept plan for possible re-subdivision. Bailey Ave./Sachuest Drive - Plat 126, Lot 4

Attorney Brian Bardorf, representing the applicant, indicated that he had received the comments of the Town Planner regarding the latest plan set. Necessary revisions to the plans have yet to be made, and a continuance would be in order.

Mr. Weber stated that in light of a concept plan provided by Mr. Gallipeau involving a potential re-subdivision of his property, including an extension of Sachuest Way, and the concerns previously expressed by Town staff regarding creation of new cul-de-sac roads, he would be inclined to reconsider the plan for the Trout Dr. extension.

There was discussion of the status of Bailey Ave.

Mr. Gallipeau was asked provide input regarding his concept plan.

Mr. Gallipeau stated that he believes the ownership status of Bailey Ave. should be reviewed again. He believes that an error was made when it was last considered. He feels that a portion of the unimproved Bailey Ave. is part of his property. He would be willing to deed

ownership to the town to facilitate possible future road connections.

Ms. Rearick stated that she is in favor of the Lewis plan that includes a cul-de-sac. She believes that cul-se-sac roads are consistent with the Comprehensive Plan.

Mr. Forgue stated that he prefers allowing for the road connection.

Mr. Weber stated that bring the Trout Dr, extension to the opposite property line to allow for future connections would preferable.

Mr. Bardorf stated that the current legal status of Bailey Ave. must be resolved in order to move forward.

Mr. Weber asked Mr. Wolanski for comments.

Mr. Wolanski stated that the Lewis and Gallipeau plans should be reviewed separately, but there are issues of interest to each that should be considered. He stated that the town has a policy, expressed in the Comprehensive Plan and the subdivision regulations, against the creation of new cul-de-sac roads where there is the potential for future road connections. In light of this and the comments from town staff, the Board might wish to consider requiring that the road from Trout Drive be extended to the opposite property line to allow for future road connections should the opportunity arise, whether from Sachuest, Bailey, or thought the Gallipeau property. A turn-around within a defeasible easement should be considered.

Mr. Bardorf indicated a need to resolve the condition of Bailey Ave. before potential road connections should be considered.

Motion by Mr. Adams, seconded by Ms. Rearick, to continue the discussion of the both the Lewis and Gallipeau plans to the March 14,

2007 Planning Board meeting. Vote 5-0-0.

Mr. Wolanski stated that Mr. Gallipeau has requested a 1-year extension of the approval of the Saltwood Farm Subdivision to allow for completion of required improvements.

Motion by Mr. Forgue, seconded by Ms. Rearick, to grant a 1-year extension of the subdivision approval. Vote: 5-0-0.

3. Paradise Realty LLC, Proposed 2-lot Subdivision, Paradise Ave. and Bailey Ave. Plat 120, Lot 77, Request for final approval

Mr. Wolanski stated that the Zoning Board of Review had yet to act on the applicant's request for the required special use permit.

Motion by Mr. Tucker, seconded by Ms. Rearick, to continue this matter to the March 14, 2007 regular Planning Board meeting. Vote: 5-0-0.

4. Newport Residential Corp., Proposed 2-lot subdivision, Tuckerman Ave., Plat 116, Lot 128, Request for Final Plan approval.

Attorney Robert Silva represented the applicant. He stated that the Zoning Board of Review had yet to act on his client's request for the necessary zoning relief.

Motion by Mr. Tucker, seconded by Ms. Rearick, to continue this matter to the March 14, 2007 regular Planning Board meeting. Vote: 5-0-0.

5. Mark Horan, Horan Building Company, Request for partial release of performance security for the Overlea Farm (Gossetts Turn Rd.) subdivision, Plat 105, Lot 18.

Mark Horan was present.

Mr. Wolanski stated that the Town Engineer has provided an estimate

of \$110,496.88 for the cost of work remaining to complete the subdivision improvements. Given this estimate, the minimum the town must retain in the performance bond is \$138,121.10, which equals 125% of the estimate to complete. Therefore the maximum release of security that the Board should consider would be \$120,906.40. The Board may choose an alternative amount if it wishes.

Motion by Mr. Tucker, seconded by Ms. Rearick, to grant a partial release of the performance security in the amount of \$120,906.40. Vote: 5-0-0.

6. Consideration of proposed Zoning Ordinance amendment to allow temporary stockpiling of materials and equipment for municipal construction projects in all zoning districts.

Mr. Holbrook stated that he has reviewed the draft ordinance with the Zoning Officer. There were no additional concerns raised.

Motion by Ms. Rearick, seconded by Mr. Tucker, to forward a positive recommendation on draft ordinance to the Town Council. Vote: 5-0-0.

7. Request of the Zoning Board of Review for an advisory recommendation pursuant to Section 1601 of the Zoning Ordinance regarding a request for approval to construct a 15,000 sq.ft. small-scale shopping center – Reed Development Corp., located on property fronting on Aquidneck Ave., Plat 114, Lots 117, 137, 138, & 758

Attorney Bob Silva represented the applicant. He stated that the applicant has withdrawn the application that was before the Zoning Board of Review. No further review by the Planning Board is needed.

8. Request of the Zoning Board of Review for an advisory recommendation pursuant to Section 1501 of the Zoning Ordinance regarding a request for approval for multi-family residential development – 985 East Main Road, LLC, Request to develop a 36-unit multi-family dwelling project, located at 985 East Main Rd., Plat 118, Lot 20.

Mr. Weber recused himself from the discussion. Vice-chairman Mr. Tucker presided.

Attorney Bob Silva represented the applicant.

The applicant has yet to complete the revised materials needed for the review to proceed.

Motion by Ms. Rearick, seconded by Mr. Forgue, to continue this matter to the March 14, 2007 regular Planning Board meeting. Vote: 4-0-0.

9. Update – Preparation of draft mixed-use zoning ordinance amendment

The latest draft of the ordinance was provided in the Planning Board packets.

There was discussion of the need to involve the Zoning Officer and members of the Zoning Board in the review and final drafting of the ordinance.

Allen Shers, and owner of property under consideration for inclusion in the district, requested that the Board first meet individually with the affected property owners.

The Board agreed that individual meetings with property owners will be held followed by a meeting with zoning and other interested

parties.

Mr. Wolanski will schedule meetings with the property owners.

10. Update – Conservation Subdivision ordinance amendment

Mr. Wolanski stated that Scott Millar of RIDEM has offered to attend a special meeting of the Planning Board to provide a presentation of conservation development principles.

Mr. Wolanski will schedule a meeting of the Board with Scott Millar.

11. Update – Atlantic Beach District Master Plan

The Board was reminded that the first public meeting on the Atlantic Beach Master Plan Project is scheduled for February 28th..

New Business

12. Carol Cummings, Proposed 2-lot subdivision, Plat 129, Lot 154, Indian Avenue, Request for combined Preliminary and Final Plan review.

Carol Cummings was present.

Mr. Weber explained that the Board would, as is standard practice, conduct a site visit prior to discussing the application.

The site visit was set for February 27th at 10am at the property fronting on Vaucluse Ave.

There was discussion of the future development potential of the remainder of the property.

Ms. Cummings stated that she would provide a conceptual plan for the possible subdivision of the remainder parcel for the Board's information.

Motion by Ms. Rearick, seconded by Mr. Tucker, to continue the matter to the Board's March 14, 2007 meeting. Vote: 5-0-0.

13. Review draft proposed amendment to Zoning Ordinance, Article 12 -Signs

Mr. Wolanski described the process to review and develop the proposed amendment to the sign ordinance. It is a complete overhaul of the sign ordinance which provides a much more user-friendly document.

Mr. Adams discussed some of the specifics of the amendment.

By consensus a special meeting of the Planning Board was scheduled for March 6, 2007 at 10am to review the amendment.

Motion by Mr. Adams, seconded by Mr. Tucker, to adjourn. Vote: 5-0-0

The meeting adjourned at 7:35pm